

APR 24 2013
 GCPLANNING COMMISSION

PARCEL ID: 040-008691-00
 GILLESPIE, RONALD
 GILLESPIE, DONALD
 CURRENTLY ZONED = R1

PARCEL ID: 040-008693-00
 SMITH, ROBERT
 SMITH, CAROL
 CURRENTLY ZONED = R1

PARCEL ID: 160-001160-00
 MAUREY, JACK
 MAUREY, MARGARET

PARCEL ID: 160-001106-00
 MAUREY, JACK
 MAUREY, MARGARET

PARCEL ID: 160-001409-00
 GARNER, RALPH

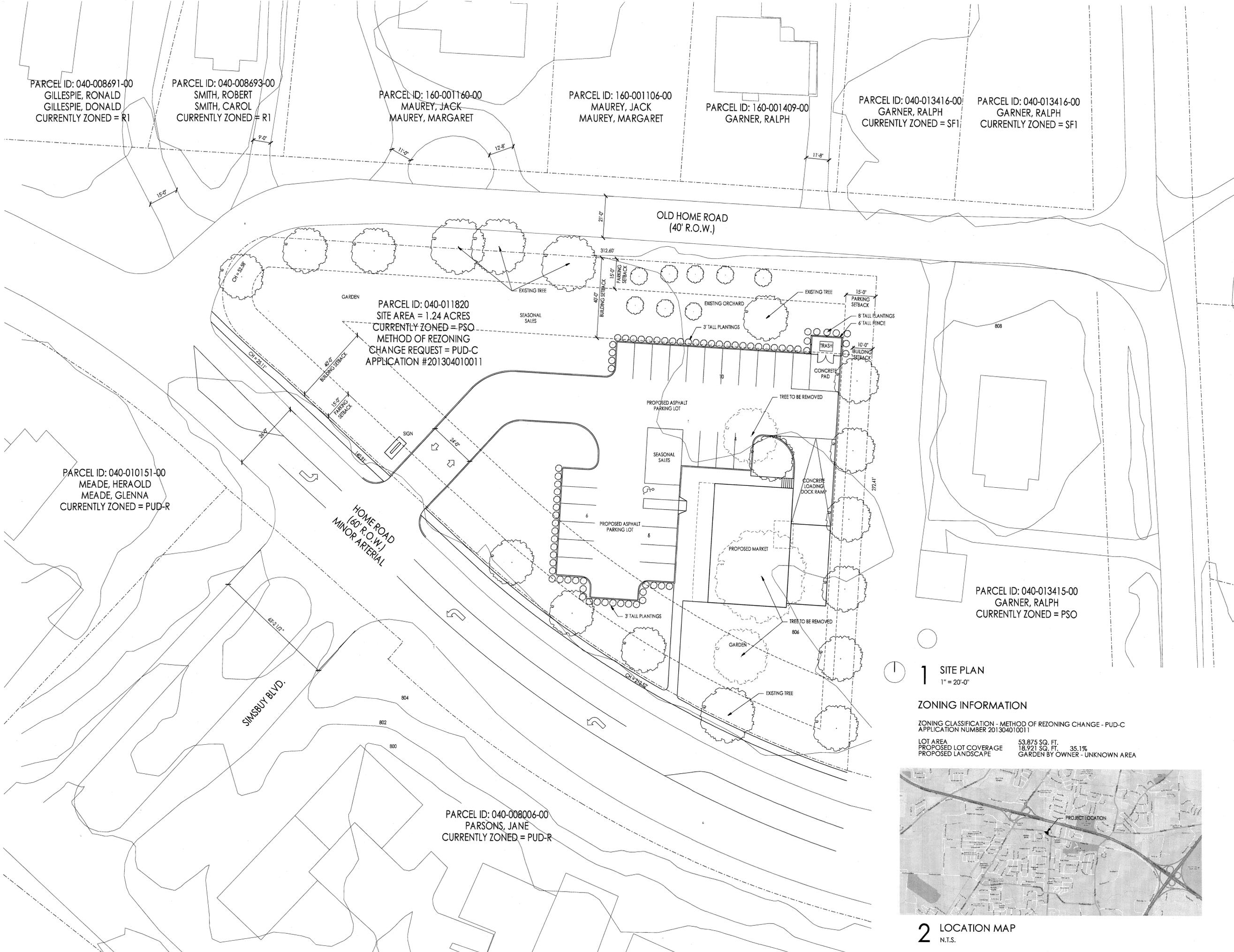
PARCEL ID: 040-013416-00
 GARNER, RALPH
 CURRENTLY ZONED = SF1

PARCEL ID: 040-013416-00
 GARNER, RALPH
 CURRENTLY ZONED = SF1

PARCEL ID: 040-010151-00
 MEADE, HERALD
 MEADE, GLENNA
 CURRENTLY ZONED = PUD-R

PARCEL ID: 040-013415-00
 GARNER, RALPH
 CURRENTLY ZONED = PSO

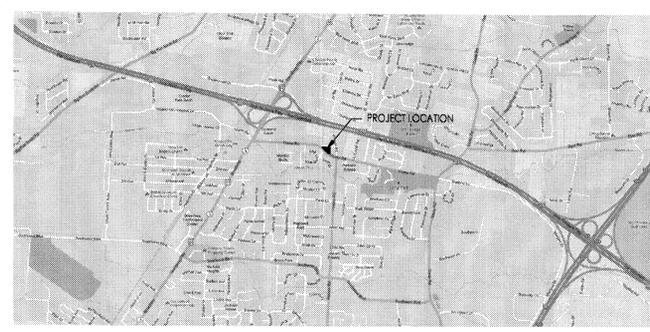
PARCEL ID: 040-008006-00
 PARSONS, JANE
 CURRENTLY ZONED = PUD-R



1 SITE PLAN
 1" = 20'-0"

ZONING INFORMATION

ZONING CLASSIFICATION - METHOD OF REZONING CHANGE - PUD-C
 APPLICATION NUMBER 201304010011
 LOT AREA 53,875 SQ. FT.
 PROPOSED LOT COVERAGE 18,921 SQ. FT. 35.1%
 PROPOSED LANDSCAPE GARDEN BY OWNER - UNKNOWN AREA



2 LOCATION MAP
 N.T.S.



PRELIMINARY DEVELOPMENT PLAN 04.24.2013

ON ON ARCHITECTS LLC
 174 THURMAN AVENUE
 COLUMBUS OHIO 43206
 614.515.5186

PRELIMINARY DEVELOPMENT PLAN

PROJECT # 2013-26
 DATE 04.24.2013
 SCALE 1" = 20'-0"

A1

April 24, 2013

Steve Garner
The Olde World Market
2517 Home Road
Grove City, Ohio 43123
Parcel ID: 040-011820-00

Project Narrative

The Olde Home Market will replace the temporary seasonal farmers market located at the intersection of Home Road and Old Home Road. The Market will be a 5,600 sf on two levels (3,200 sf footprint) building open year round. The Market plans to employ up to 5 employees with the following hours of operation: Monday – Saturday, 9am – 7pm and Sunday 11am – 5pm. The Market will prepare and sell locally grown produce, some of which will be grown on site while the remainder will be grown off site and delivered. Seasonal items will be stored and sold outside in designated areas marked on the Development Plan.

The Olde Home Market will also make the following items available:

- Locally made meats and cheeses
- Locally made furniture and home decorations
- Locally made wines in the future. Owner understands the need to obtain a liquor license.

The owner holds contracts with local companies providing them with fresh produce and will make deliveries from this location.

The Market will have 1 street sign following the guidelines under Development Standards point 'g' in the Planned Unit Development – Commercial (PUD-C) Zoning Text. A building sign will be attached to the west face of the Market also.

The Olde Home Market proposes one curb cut on Home Road aligning with Simsbury Blvd. The Market will have 25 parking stalls, one of which will be ADAAG compliant. The Market will also have a loading dock for the loading and offloading of deliveries.

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Project Precedent

Village Gift Barn - Berlin, Ohio

